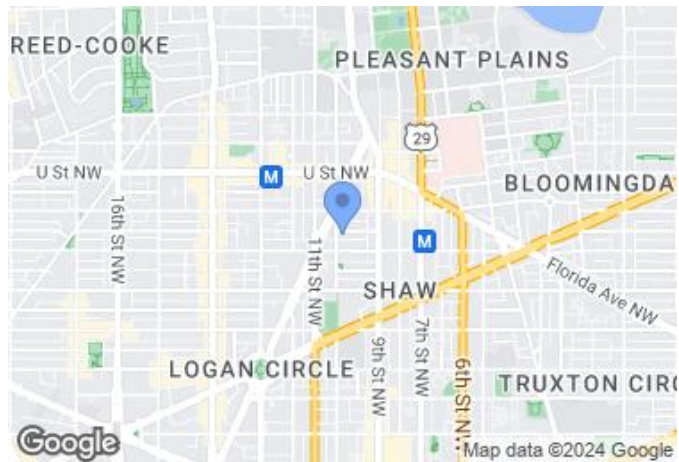


952 Westminster St NW, Washington, DC 20001

Closed | 02/21/24

Residential

\$1,844,000

**Recent Change:****02/21/2024 : Closed : PND->CLS**

MLS #: DCDC2112472
Tax ID #: 0362//0253
Ownership Interest: Fee Simple
Structure Type: Interior Row/Townhouse
Levels/Stories: 3
Waterfront: No
Garage: No

Beds: 5
Baths: 4 / 1
Above Grade Fin SQFT: 2,326 / Assessor
Assessor AbvGrd Fin SQFT: 2,326
Price / Sq Ft: 792.78
Year Built: 1885
Style: Victorian
Central Air: No
Basement: Yes

Location

County: Washington, DC
In City Limits: Yes
Legal Subdivision: Old City 2
Subdiv / Neigh: NONE AVAILABLE

School District: District Of Columbia Public Schools
High School: Cardozo Education Campus
Elementary School: Garrison
Cross Street: 10th St NW
Election District: 1

Association / Community Info

Property Manager: No

Taxes and Assessment

Tax Annual Amt / Year: \$2,832 / 2022
County Tax: Annually
City/Town Tax: \$2,832 / Annually
Clean Green Assess: No
Agricultural Tax Due: No
Zoning: RES

Tax Assessed Value: \$1,211,190 / 2022
Imprv. Assessed Value: \$623,690
Land Assessed Value: \$587,500
Land Use Code: 0
Block/Lot: 0362 / 253

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	2 Full
Upper 2	1	1 Full
Lower 1	1	1 Full

Building Info

Yr Major Reno/Remodel: 2023
Above Grade Fin SQFT: 2,326 / Assessor
Below Grade Fin SQFT: 526 / Assessor
Total Below Grade SQFT: 626 / Assessor
Total Fin SQFT: 2,852 / Assessor
Tax Total Fin SQFT: 2,852
Total SQFT: 2,952 / Assessor
Foundation Details: Block, Brick/Mortar
Basement Type: Fully Finished

Construction Materials: Brick
Below Grade Unfin SQFT: 100 / Assessor
Roof: Flat

Lot

Lot Acres / SQFT: 0.03a / 1305sf / Assessor

Soil Types: Unknown

Parking

Total Parking Spaces: Unknown

Features: On Street

Interior Features

Interior Features: No Fireplace; Accessibility Features: None

Exterior Features

Utilities

Utilities: No Cooling; Cooling Fuel: Other; Heating: Hot Water; Heating Fuel: Other; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Septic

Remarks

Agent: Buyer backed out on final contingency. Welcome home to 952 Westminster Street, NW – a completely renovated Victorian home on one of the neighborhood's most sought-after streets in the vibrant area between 14th St, Logan Circle and Shaw. The home offers new hardwood floors throughout, bathrooms lined with marble and premium ceramic tiles, a new HVAC system, new energy-efficient windows, and a new roof. The first-floor open concept living space boasts a living room with a gas fireplace, a large, light-filled gourmet kitchen with quartz and stainless-steel appliances, a dining room, and a convenient half bathroom. Located off the dining room is one of two outdoor living spaces, perfect for outdoor cooking and your very own herb garden. The second floor holds one of the primary bedrooms (with ensuite bathroom), two additional bedrooms, and a full bathroom. The third floor offers a second primary bedroom and a sitting area that includes a wet bar and a private rooftop deck with a beautiful view, perfect for entertaining. The basement is perfect for an in-law suite or extra guest room and ample living space. The basement has a private entrance, wet bar, separate bedroom, wine storage, and direct connection to the main house via interior stairs. This spectacular home is steps from 14th St and a new Whole Foods, Garrison Elementary, some of the city's best restaurants and cafes, and multiple metro stations. Schedule an appointment today to view this downtown gem for yourself.

Public: Back on the market-this is your chance to make 952 Westminster St NW your new home! Welcome home to 952 Westminster Street, NW – a completely renovated , NEW HOME, on one of the neighborhood's most sought-after, tree lined streets in the vibrant area located in greater 14th St NW. The light-filled, home offers new hardwood floors throughout, bathrooms lined with marble and premium ceramic tiles, a new HVAC system, new energy-efficient windows, and a new roof. The first-floor open concept living space boasts a living room with a gas fireplace, a large, light-filled gourmet kitchen with quartz and stainless-steel appliances, a dining room, and a convenient half bathroom. Located off the dining room is one of two outdoor living spaces, perfect for outdoor cooking and your very own herb garden. Open Sunday, January 21st 1-4 pm. The second floor holds one of the primary bedrooms (with ensuite bathroom), two additional bedrooms, and a full bathroom. The third floor offers a second primary bedroom and a sitting area that includes a wet bar and a private rooftop deck with a beautiful view, perfect for entertaining. The basement is perfect for an in-law suite or extra guest room and ample living space. The basement has a private entrance, wet bar, separate bedroom, wine storage, and direct connection to the main house via interior stairs. This spectacular home is steps from 14th St and a new Whole Foods, Garrison Elementary, some of the city's best restaurants and cafes, and multiple metro stations. Schedule an appointment today to view this downtown gem for yourself. Walk Score: 97/100 Biker Score: 100/100

Listing Office

Listing Agent: [Mary Saltzman](#) (3019268) (Lic# SP98369182) (202) 579-4662
 Listing Agent Email: mary.saltzman@wfp.com
 Responsible Broker: Dana Landry (68438) (Lic# BR98357965-DC)
 Listing Office: [Washington Fine Properties, LLC](#) (WFP1) (Lic# REO100911)
 3201 New Mexico Ave NW Ste 220, Washington, DC 20016-2756
 Office Manager: Nancy Zivitz (3016618)
 Office Phone: (202) 944-5000 Office Fax: (202) 944-5021
 Office Email: info@wfp.com

Directions

Off of 14th St NW

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$1,999,000	Previous List Price:	\$1,999,000
Vacation Rental:	No	Owner Name:	Westminster Scots Pine Llc
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	87 / 87
Prospects Excluded:	No	Listing Terms:	As is Condition
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	No	Off Market Date:	02/21/24
Sale Type:	Standard		
Listing Term Begins:	09/20/2023		
Listing Entry Date:	09/20/2023		
Possession:	Negotiable		
Federal Flood Zone:	No		

Sale/Lease Contract

Sell Team Name:	Mollan Babbington Group		
Selling Agent:	Jeff Chreky (3149277) (Lic# FP98378806)	(301) 455-1441	
Selling Agent Email:	jeff@babbingtoninc.com		
Selling Office:	Compass (COMPS1) (Lic# 72033)		
Responsible Broker:	Holly Worthington (6093) (Lic# BR98377503-DC)		
	1313 14th St NW Fl 2, Washington, DC 20005		
Office Phone:	(202) 386-6330	Office Fax:	(202) 609-9652
Concessions:	No		
Agreement of Sale Dt:	02/09/24	Close Date:	02/21/24

Close Sale Type:	Standard Sale	Close Price:	\$1,844,000.00
Buyer Financing:	Conventional	Last List Price:	\$1,895,000.00

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2024. Created: 02/29/2024 11:34 AM

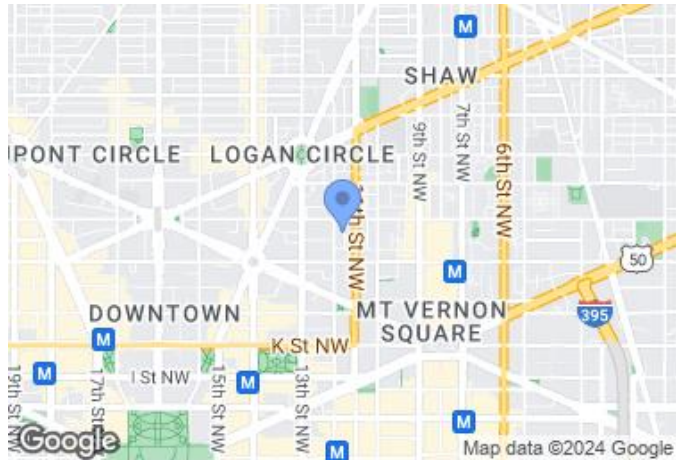


1233 12th St NW, Washington, DC 20005

Closed | 11/27/23

Residential

\$1,850,000



MLS #: DCDC2110868
Tax ID #: 0314//0017
Ownership Interest: Fee Simple
Structure Type: Interior Row/Townhouse
Levels/Stories: 3
Waterfront: No
Garage: No

Beds: 4
Baths: 3 / 1
Above Grade Fin SQFT: 2,258 / Estimated
Assessor AbvGrd Fin SQFT: 2,340
Price / Sq Ft: 819.31
Year Built: 1865
Property Condition: Excellent
Style: Federal
Central Air: Yes
Basement: Yes

Location

County:	Washington, DC	School District:	District Of Columbia Public Schools
In City Limits:	Yes	Election District:	2
Legal Subdivision:	Old City 2		
Subdiv / Neigh:	OLD CITY #2		

Taxes and Assessment

Tax Annual Amt / Year:	\$10,122 / 2023	Tax Assessed Value:	\$1,190,800
City/Town Tax:	\$5,061 / Semi-Annually		
Zoning:	RA-4		

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	2 Full
Lower 1	1	1 Full

Building Info

Builder Name:	Dilan Homes	Construction Materials:	Brick
Yr Major Reno/Remodel:	2023	Flooring Type:	Wood
Above Grade Fin SQFT:	2,258 / Estimated		
Below Grade Fin SQFT:	1,129 / Estimated		
Total Below Grade SQFT:	1,129 / Estimated		
Total Fin SQFT:	3,387 / Estimated		
Total SQFT:	3,387 / Estimated		
Wall & Ceiling Types:	Dry Wall, High		
Foundation Details:	Permanent		
Basement Type:	Daylight, Full, Fully Finished, Interior Access, Outside Entrance		

Lot

Lot Acres / SQFT:	0.04a / 1853sf / Assessor	Soil Types:	Urban Land Not Rated
Fencing:	Wood		

Parking

Off Street - # of Spaces	1	Features:	Alley Parking, Off Street
Total Parking Spaces	1		

Interior Features

Interior Features: Floor Plan - Open, Kitchen - Gourmet, Primary Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors; Fireplace(s): 1, Stone; Dishwasher, Disposal, Dryer - Front Loading, Oven/Range - Gas, Range Hood, Refrigerator, Washer - Front Loading; Accessibility Features: Other; Dryer In Unit, Lower Floor Laundry, Upper Floor Laundry, Washer In Unit

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Schedule online via ShowingTime. Seller prefers DuPont Title.

Public: Incredible residence just steps from Logan Circle. This stunning renovation by Dilan Homes of a c. 1865 historic rowhome was designed for effortless and elegant urban living. Upon entry, find a gracious open floor plan featuring soaring ceilings, exquisite finishes, spacious dining and multiple distinct living spaces anchored by the magnificent kitchen. The kitchen features custom inset cabinetry, top of the line Viking appliances, and abundant storage space with light pouring in from the rear windows and doors, offering beautiful sight lines through the main floor and out to the fabulous deck with bbq grill and flagstone patio. Approximately 3,000 sq ft with 4 bedrooms/3.5 bathrooms. 3 large bedrooms and 2 gorgeous baths up stairs and a half bath on the main floor. On the lower level, which has separate front and rear entrances, along with great light, find a roomy recreation area, another bedroom and full stunning bathroom, along with a second w/d set. With sumptuous bathrooms, expansive windows, Circa lighting, wide plank hardwood floors from District Floor Depot, custom millwork, tremendous storage space and built in closet systems throughout, every aspect of this sophisticated residence was thoughtfully considered. Just steps to Logan Circle, 14th Street and Mt. Vernon Sq Metro. Off-street, secured parking in the rear. With expert craftsmanship and timeless design, this is a masterpiece you won't want to miss.

Listing Office

Listing Agent: [Daniel MacDonald](#) (3058222) (Lic# Unknown) (703) 577-2742
 Listing Agent Email: djmac08@gmail.com
 Broker of Record: Jonathan Taylor (5602) [Click for License](#)
 Listing Office: [TTR Sotheby's International Realty](#) (TTRS8) (Lic# Unknown)
 2300 Clarendon Blvd Ste 200, Arlington, VA 22201-3392
 Office Manager: Rob Carney (116840)
 Office Phone: (703) 745-1212

Directions

From K St NW, head north on 12th St NW, house is on your right.

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$1,968,000	Previous List Price:	\$1,948,000
Vacation Rental:	No	Owner Name:	C/o TTR Sotheby's
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	45 / 94
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	12/01/23
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	09/07/2023		
Listing Entry Date:	09/07/2023		
Possession:	Settlement		

Sale/Lease Contract

Selling Agent:	Robert Bella Hernandez (3064612) (Lic# SP98374060)	(202) 802-8446
Selling Agent Email:	rbhernandez@lnf.com	
Selling Office:	Long & Foster Real Estate, Inc. (LNG42) (Lic# Unknown)	
Broker of Record:	Nick D'Ambrosia (18809)	
	1680 Wisconsin Ave NW, Washington, DC 20007-0000	
Office Phone:	(202) 944-8400	Office Fax: (202) 944-8424
Concessions:	No	
Agreement of Sale Dt:	10/21/23	Close Date: 11/27/23
Close Sale Type:	Standard Sale	Close Price: \$1,850,000.00
Buyer Financing:	Conventional	Last List Price: \$1,888,888.00

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2024. Created: 02/29/2024 11:47 AM

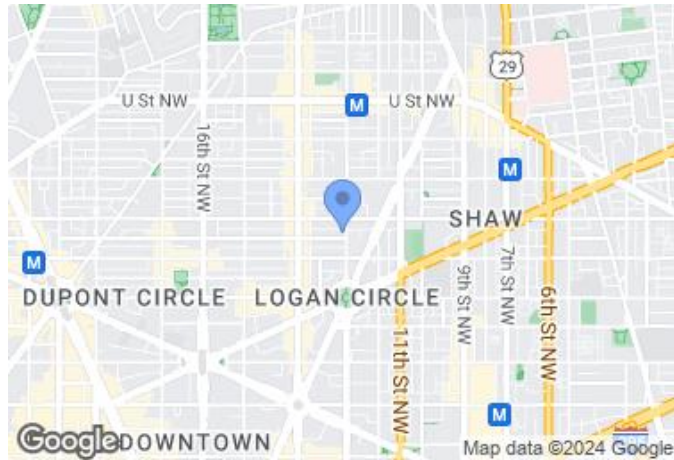


1303 Corcoran St NW, Washington, DC 20009

Closed | 10/26/23

Residential

\$2,080,000



Media By: Washington Fine Properties

MLS #: DCDC2111404
Tax ID #: 0240//0031
Ownership Interest: Fee Simple
Structure Type: Interior Row/Townhouse
Levels/Stories: 4
Waterfront: No
Garage: No

Beds: 4
Baths: 4
Above Grade Fin SQFT: 2,566 / Assessor
Assessor AbvGrd Fin SQFT: 2,566
Price / Sq Ft: 810.60
Year Built: 1890
Style: Victorian
Central Air: Yes
Basement: Yes

Location

County: Washington, DC
In City Limits: Yes
Legal Subdivision: Old City 2
Subdiv / Neigh: OLD CITY #2

School District: District Of Columbia Public Schools
Election District: 2

Taxes and Assessment

Tax Annual Amt / Year: \$11,942 / 2022
County Tax: Annually
City/Town Tax: \$11,942 / Annually
Clean Green Assess: No
Zoning: 000

Tax Assessed Value: \$1,507,770 / 2022
Imprv. Assessed Value: \$714,710
Land Assessed Value: \$793,060
Land Use Code: 0
Block/Lot: 0240 / 31

Rooms

	Bed	Bath
Upper 1	1	2 Full
Upper 2	2	1 Full
Lower 1	1	1 Full

Building Info

Above Grade Fin SQFT: 2,566 / Assessor
Below Grade Fin SQFT: 850 / Estimated
Total Below Grade SQFT: 850 / Estimated
Total Fin SQFT: 3,416 / Estimated
Tax Total Fin SQFT: 3,203
Total SQFT: 3,416 / Estimated
Foundation Details: Block
Basement Type: English, Fully Finished

Construction Materials: Brick

Lot

Lot Acres / SQFT: 0.04a / 1800sf / Assessor

Soil Types: Chillum-Urban Land Complex

Parking

Off Street - # of Spaces: 2
Total Parking Spaces: 2

Features: Off Street, Private, Secure Parking

Interior Features

Interior Features: Fireplace(s): 2; Accessibility Features: None

Exterior Features

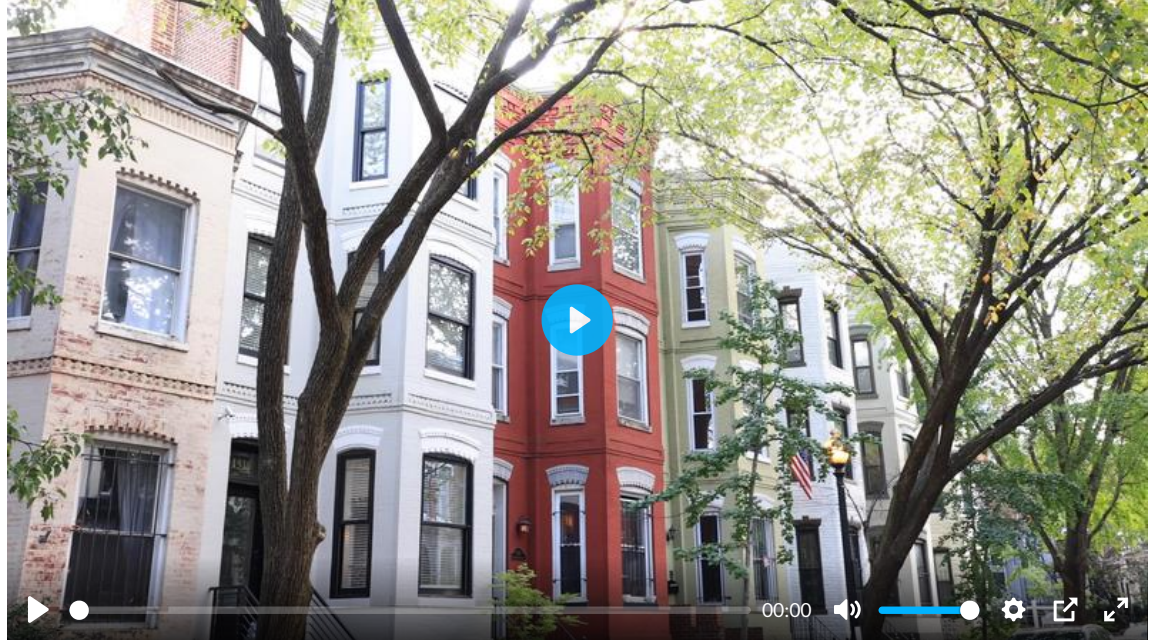
Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agents - Owner has painted the home, added updated lighting fixtures, and made minor updates to both kitchens since purchasing the home. Upgraded the audio/visual and ring security system, Seller is relocating. There is a certificate of occupancy that was approved by DC. The certificate can be transferred to new owners. Many dates in the fall have been booked on the Airbnb platform for the lower unit.. We have a list of those bookings. They can be transferred to the new owners, or canceled by the current owner before settlement. Please call Matt Ackland with any questions 202-320-5227



Public:

NEW PRICE! This gorgeous Victorian style home is primely situated on one of the most beautiful streets in the Logan Circle neighborhood. It's just a block away from DC's thriving 14th Street Corridor. The home was recently renovated with a new kitchen, updated bathrooms, new HVAC system, and much more. The current owners have also spent a substantial amount making beautiful improvements. Although everything you need is just a short walk away, you'll enjoy the convenience of two large, secure parking spots in the rear. The 4 Bedroom, 4 Bathroom rowhome, including the apartment is approximately 3,416 square feet.. The main home offers a wonderful living room for entertaining guests, an eat-in kitchen, and formal dining space. One of the best features of this home is the glorious screened-in back porch, equipped with lighting and a ceiling fan. The second floor is dedicated to the primary suite, complete with a separate office and additional bathroom. The primary suite offers an en-suite bathroom, boasting dual vanity sinks, a soaking tub, and spa-like glass shower. The top floor offers two more bedrooms. One bedroom is currently set up as a television entertainment area. The home also offers a wonderful income generating opportunity with a ground level apartment full of high-end furnishings, artwork, cookware and linens, all included in the sale. The apartment is currently listed on Airbnb and has numerous bookings for the fall.. Other similar sized apartments in the area have generated \$60,000 - \$70,000 in annual income. A Certificate of Occupancy will transfer with the sale of the home. Location is simply perfect. Two blocks to Whole Foods, one block to the park at Logan Circle, and just a block and a half to DC's famous Le Diplomate.

Listing Office

List Team Name: [The Nancy Taylor Bubes Group](#)
 Listing Agent: [Matt Ackland](#) (3277930) (Lic# SP2000202415) (202) 320-5227
 Listing Agent Email: matt.ackland@wfp.com
 Responsible Broker: Dana Landry (68438) (Lic# BR98357965-DC)
 Listing Office: [Washington Fine Properties, LLC](#) (WFP1) (Lic# REO100911)
 3201 New Mexico Ave NW Ste 220, Washington, DC 20016-2756
 Office Manager: Nancy Zivitz (3016618)
 Office Phone: (202) 944-5000 Office Fax: (202) 944-5021
 Office Email: info@wfp.com

Directions

On Corcoran Street between 13th and 14th Streets.

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$2,150,000	Previous List Price:	\$2,150,000
Vacation Rental:	No	DOM / CDOM:	26 / 26
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	10/26/23
Listing Service Type:	Full Service		
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	09/13/2023		
Listing Entry Date:	09/13/2023		
Possession:	0-30 Days CD, 31-60 Days CD		

Selling Agent:	Susan Isaacs (3013425) (Lic# SP98368513)		(202) 981-4810
Selling Agent Email:	istm@compass.com		
Selling Office:	Compass (COMPS1) (Lic# 72033)		
Responsible Broker:	Holly Worthington (6093) (Lic# BR98377503-DC) 1313 14th St NW Fl 2, Washington, DC 20005		
Office Phone:	(202) 386-6330	Office Fax:	(202) 609-9652
Concessions:	No		
Agreement of Sale Dt:	10/08/23	Close Date:	10/26/23
Close Sale Type:	Standard Sale	Close Price:	\$2,080,000.00
Buyer Financing:	Conventional	Last List Price:	\$2,075,000.00

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2024. Created: 02/29/2024 11:42 AM

